

Culcairn Closeout - Dilapidation Report - WSC December - 2025

24 December 2025

Bouygues Construction Australia 8/77 Pacific Hwy,
NORTH SYDNEY NSW 2060

Attention: Mathieu Potier- Solar Farm Project Manager

Dear Mathieu,

Re: Dilapidation Inspection and report - Culcairn Solar Farm Surrounding roads:

- Benambra road "A" to "B", 3.8KM
- Weeamera road "B" to "C", 3.5KM

(Refer Road dilapidation Layout Plan as to location)

In accordance with your instructions, we have conducted an inspection of the above roads and prepared a dilapidation report.

The Scope of Works is as follows: -

Phase 2: - Closeout Dilapidation report and video record for road access of the abovementioned roads and distances.

Site Inspection:

The visual inspection of the pavement was completed on the Day of the 16th of December 2025, the weather conditions were fine and clear.

The roads are of varying types from State Road, Regional Roads and Local Roads, with varying finishes ranging from a Highway finish to a typical bitumen seal rural road and is largely in good condition.

Existing Defects:

The following is a list of the typical defects which were encountered during the inspection: -

1. Spot patching to road seal
2. Cracking and movement – exposing road base
3. Crack patterns running in all directions
4. Heaving of the road surface from heavy vehicle access
5. Breaking-up of bitumen to sides of the roads
6. Pitting to road surface
7. Gouges to road surface

Methodology for the Preparation of Dilapidation Survey: Photographic Record:

The roads were driven in both directions and a Phone GPS unit was used to record longitude and latitude of damage or defects.

Provided GPS Coordinates are in WGS84 format. No geotechnical investigation of the existing pavement has been undertaken as part of this investigation.

Video Record:

Recorded from the front of a vehicle to give an overall scope of the road condition.

The conclusion as follows:

Comparison of the 2024 Assessment and Conclusion of the 2025 Assessment

Overall, the condition of the local road network was assessed as being generally good and consistent with what would typically be expected for a regional area, with roads appearing well-maintained at the time of inspection. Localised deterioration was observed in the vicinity of the quarry access, approximately 1.5 km from the site entry.

Between late 2024 and early 2025, a substantial section of Weeamera Road was upgraded from a gravel surface to a widened, sealed regional roadway, including the installation of guide rails and signage over an approximate length of 1.4 km.

Based on a comparison of the 2024 and 2025 assessments, it is concluded that the project has not had a negative impact on the condition of the surrounding road network. On the contrary, the works have resulted in a net improvement to road conditions, particularly through the upgrade of Weeamera Road.

Yours sincerely

Andrew Walton-Smith - Senior Building Consultant

REPORT DETAILS

Capture date: 16 Dec 2025
Captured by: Andrew Walton-Smith

CONTENTS

Report items: 48
Photos: 113

[View online](#)



Item 1

ID: A002

Folder: Intersection - Benambra Rd & Weeamera Rd Record type: General
General View - Intersection - Benambra Rd & Weeamera Rd







35° 44' 53.931" S, 147° 1' 1.109" E



35° 44' 53.841" S, 147° 1' 1.121" E



35° 44' 53.841" S, 147° 1' 1.342" E



Item 2

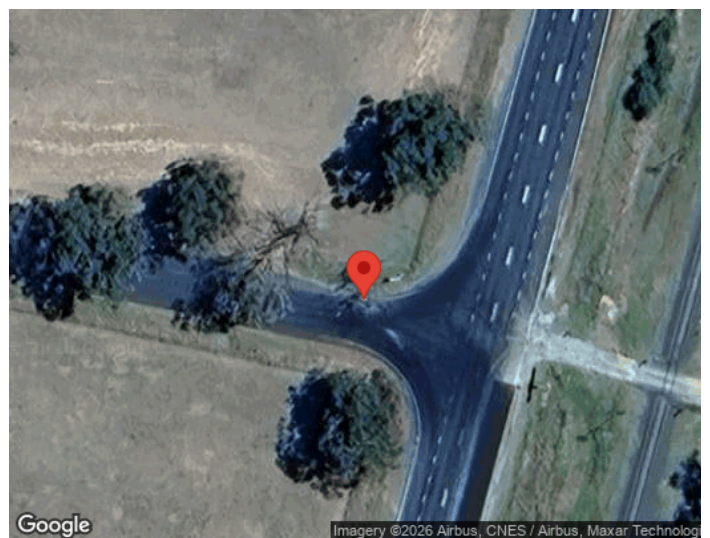
ID: A003

Folder: Intersection - Benambra Rd & Weeamera Rd

Record type: Dilapidation

Tags: Damage To Signage

Damage to Signage

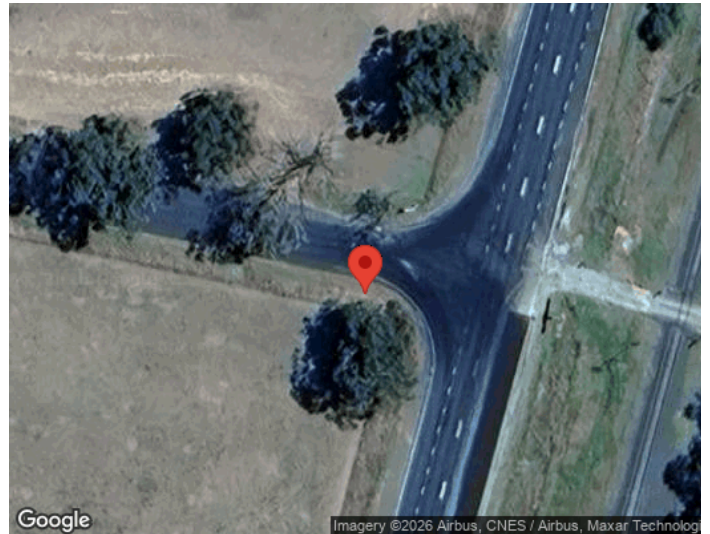


Item 3

ID: A004

Folder: Benambra Rd Record type: General

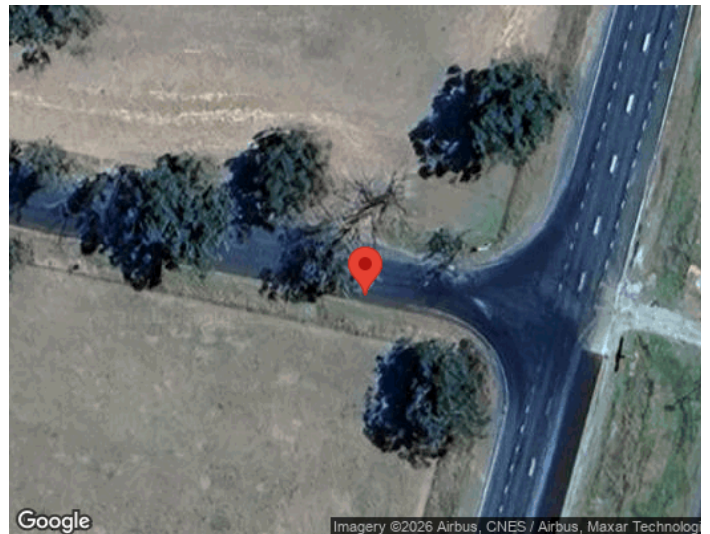
Recent Works to infrastructure

**Item 4**

ID: A005

Folder: Benambra Rd Record type: Dilapidation Tags: Gouging To Road Surface

Gouging to Road Surface



Item 5

ID: A006

Folder: Benambra Rd Record type: Dilapidation Tags: Edge Break-up

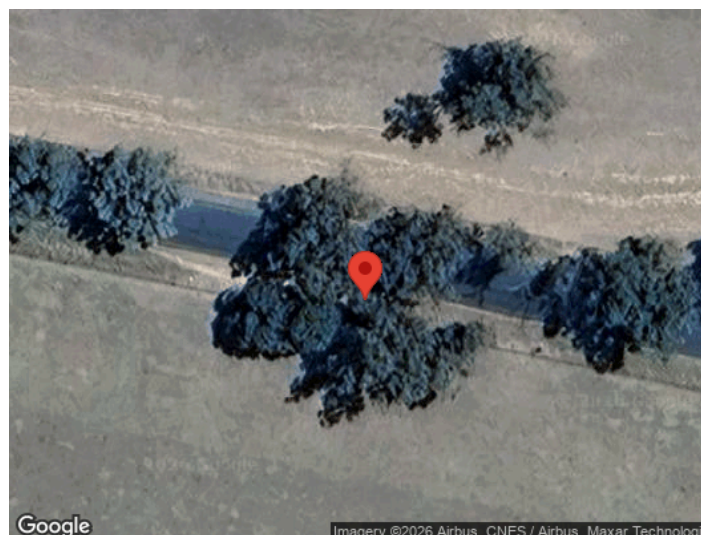
Edge Break-up

**Item 6**

ID: A007

Folder: Benambra Rd Record type: Dilapidation Tags: Edge Break-up

Edge Break-up

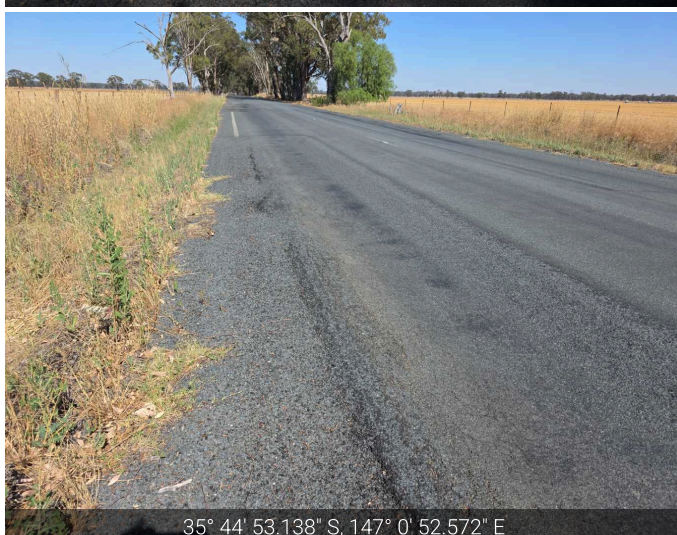


Item 7**ID: A008****Folder:** Benambra Rd **Record type:** Dilapidation **Tags:** Edge Break-up

Edge Break-up

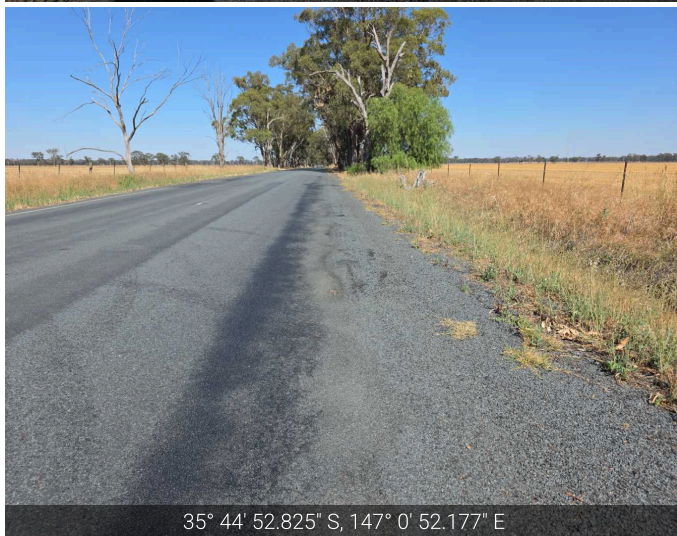
**Item 8****ID: A009****Folder:** Benambra Rd **Record type:** Dilapidation **Tags:** Heaving of the road surface from heavy vehicle access

Patching to road with further heaving



Folder: Benambra Rd Record type: Dilapidation Tags: Heaving of the road surface from heavy vehicle access

Patching to road with further heaving





35° 44' 52.819" S, 147° 0' 51.886" E



35° 44' 52.684" S, 147° 0' 51.297" E

Folder: Benambra Rd **Record type:** Dilapidation **Tags:** Heaving of the road surface from heavy vehicle access, Cracking and movement – exposing road base

Patching to road with further heaving

Break-up of surface





35° 44' 52.855" S, 147° 0' 50.88" E



35° 44' 52.798" S, 147° 0' 50.715" E



35° 44' 52.764" S, 147° 0' 50.538" E

Folder: Benambra Rd Record type: Dilapidation Tags: Cracking and movement – exposing road base

Patching with further cracking exposing the road base



Folder: Benambra Rd Record type: Dilapidation Tags: Cracking and movement – exposing road base

Patching with further settlement and surface break-up exposing roadbase



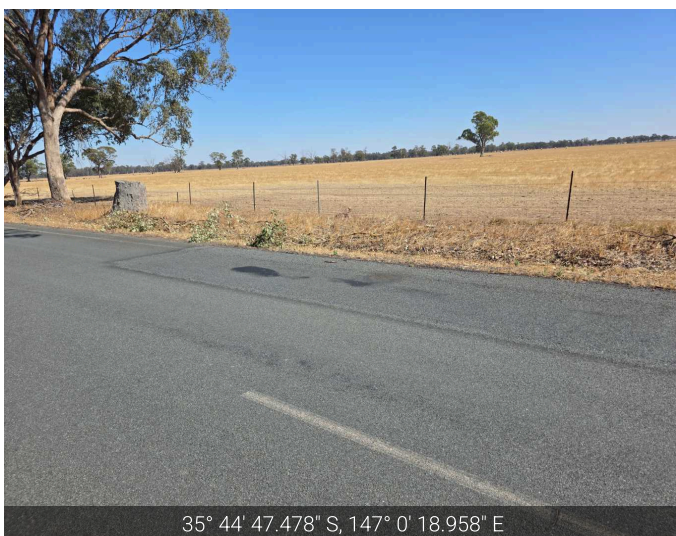


Item 13

ID: A014

Folder: Benambra Rd Record type: Dilapidation Tags: Repairs

Repairs to Road

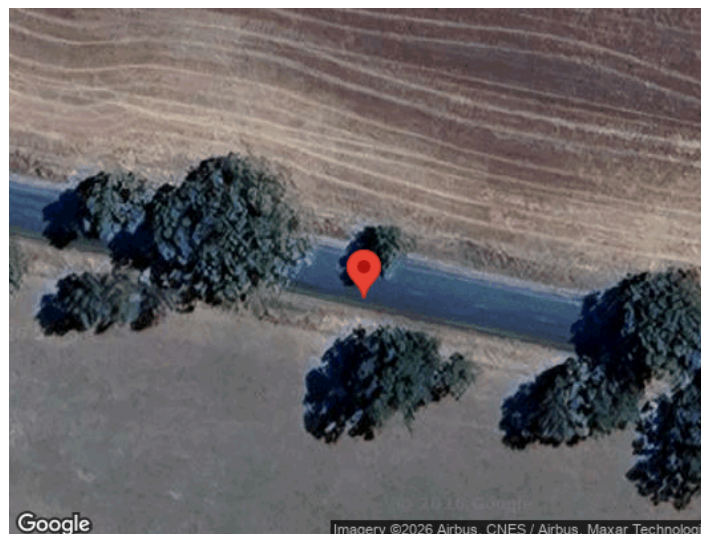


Item 14**ID: A015**

Folder: Benambra Rd Record type: Dilapidation Tags: Repairs
Repairs to Road

**Item 15****ID: A016**

Folder: Benambra Rd Record type: Dilapidation Tags: Repairs
Repairs to Road



Folder: Benambra Rd Record type: Dilapidation Tags: Repairs

Repairs to Road



Folder: Benambra Rd Record type: Dilapidation Tags: Cracking To Road Surface

Cracking to Road Surface

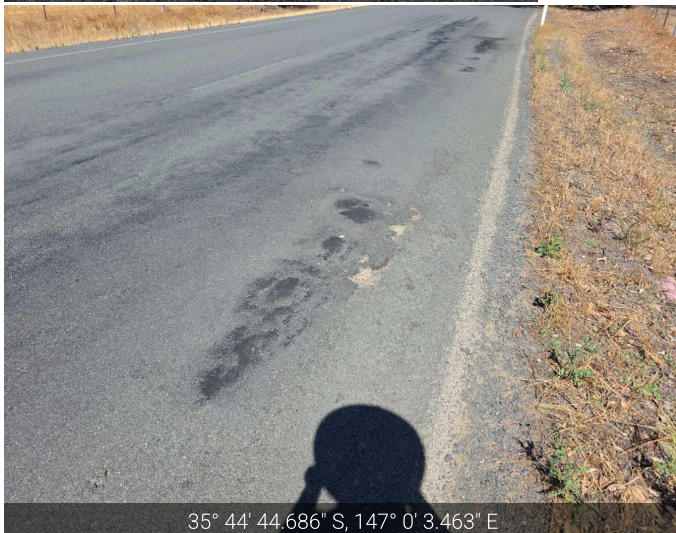


Folder: Benambra Rd Record type: Dilapidation Tags: Repairs, Cracking To Road Surface, Cracking and movement – exposing road base

Repairs to Road

Cracking to surface

Exposed road base





35° 44' 44.513" S, 147° 0' 2.77" E



35° 44' 44.572" S, 147° 0' 2.958" E

Item 19

ID: A020

Folder: Benambra Rd Record type: Dilapidation Tags: Damage To Signage

Damage to Guide Marker



35° 44' 35.93" S, 146° 59' 11.109" E



Google

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Folder: Benambra Rd Record type: Dilapidation Tags: Gouging To Road Surface

Gouging to Road Surface



Folder: Benambra Rd Record type: Dilapidation Tags: Uneven Finish

Uneven road surface finish from one pass to the next



Folder: Intersection - Benambra Rd & Weeamera Rd Record type: General

General view - -- Benambra Rd & Weeamera Rd intersection

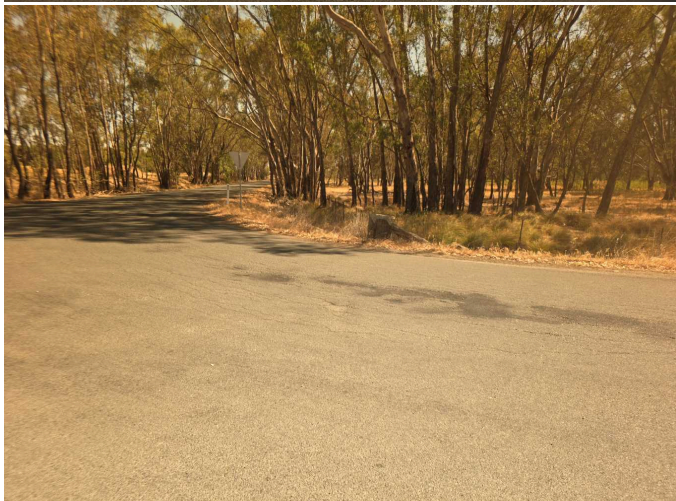
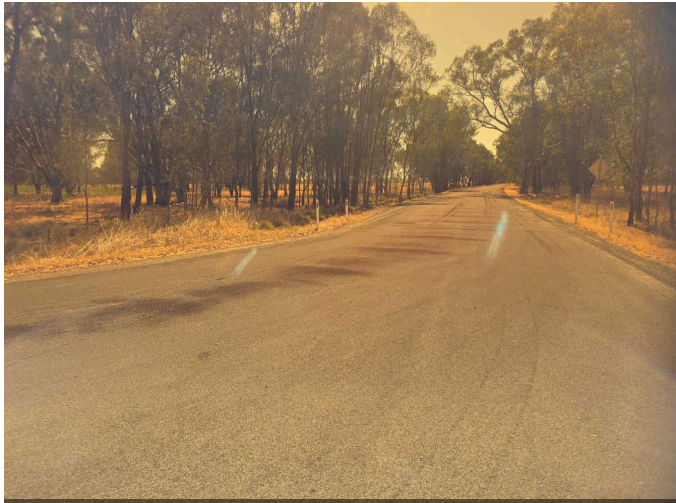


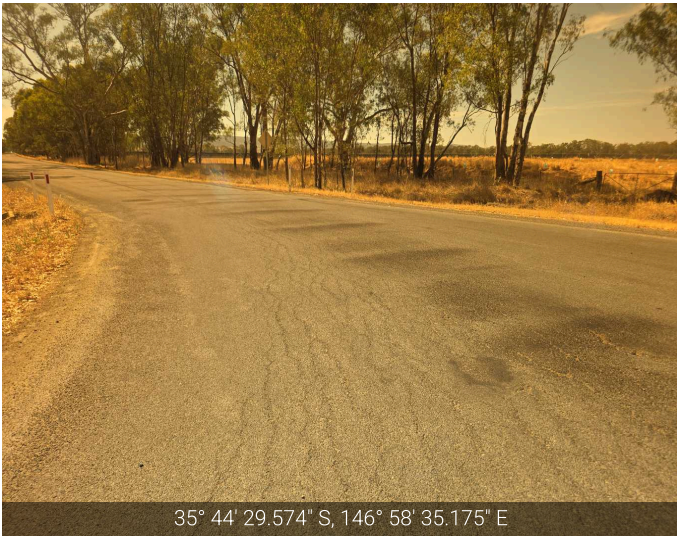


Folder: Intersection - Benambra Rd & Weeamera Rd **Record type:** General **Tags:** Uneven Finish, Cracking To Road Surface, Heaving of the road surface from heavy vehicle access

Uneven surface to Road finish

Cracking to Road finish







Item 24

ID: A025

Folder: Intersection - Benambra Rd & Weeamera Rd **Record type:** General **Tags:** Uneven Finish, Cracking To Road Surface

Uneven finish to road surface over stormwater culvert
Cracking to Road Finish



Folder: Intersection - Benambra Rd & Weeamera Rd Record type: General Tags: Cracking To Road Surface

Cracking to Road finish



Folder: Intersection - Benambra Rd & Weeamera Rd Record type: General Tags: Edge Break-up

Break-up to edge



Folder: Weeamera Rd Record type: Dilapidation Tags: Cracking To Road Surface

Cracking to Road Surface



Folder: Weeamera Rd Record type: Dilapidation Tags: Repairs

Patching to Road Surface



Item 29

ID: A030

Folder: Weeamera Rd Record type: Dilapidation Tags: Edge Break-up

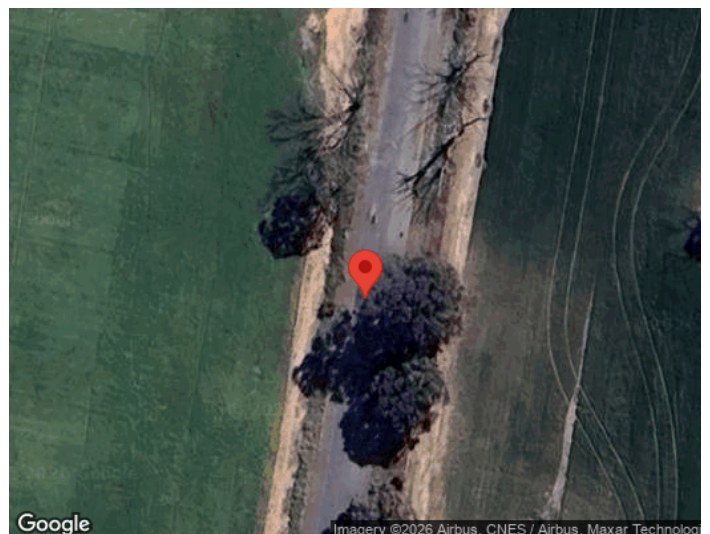
Edge breakup along private entry

**Item 30**

ID: A031

Folder: Weeamera Rd Record type: Dilapidation Tags: Repairs

Repairs to Road



Item 31

ID: A032

Folder: Weeamera Rd Record type: Dilapidation Tags: Repairs

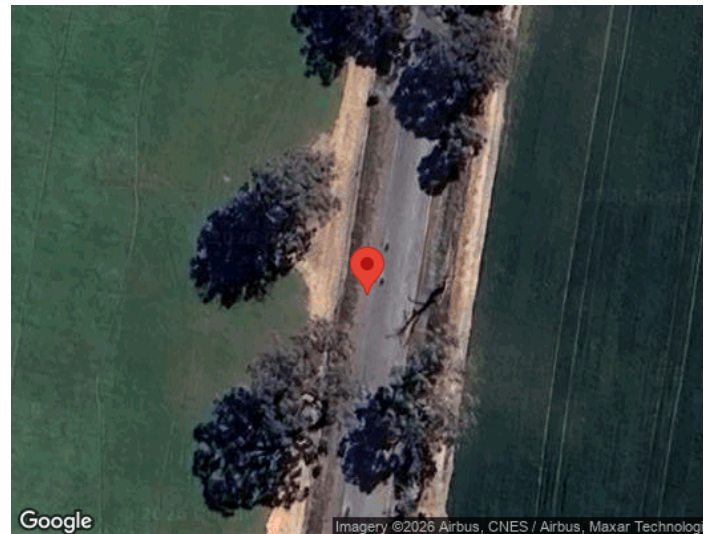
Repairs to Road

**Item 32**

ID: A033

Folder: Weeamera Rd Record type: Dilapidation Tags: Repairs

Repairs to Road

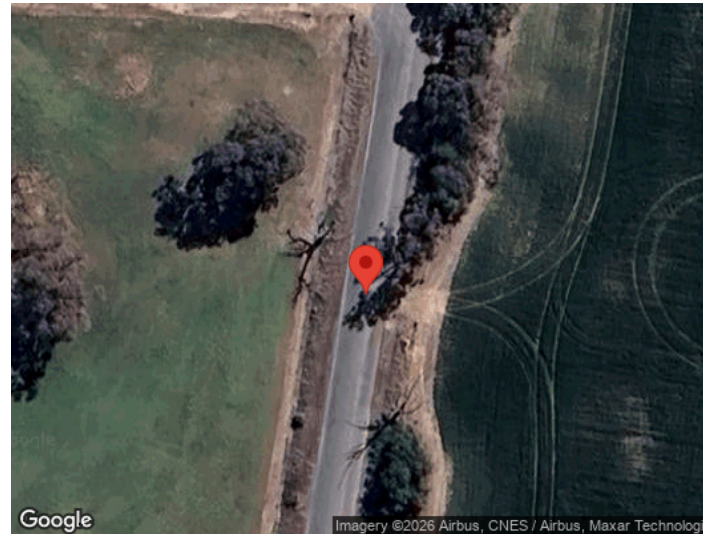


Item 33

ID: A034

Folder: Weeamera Rd Record type: Dilapidation Tags: Repairs, Gouging To Road Surface

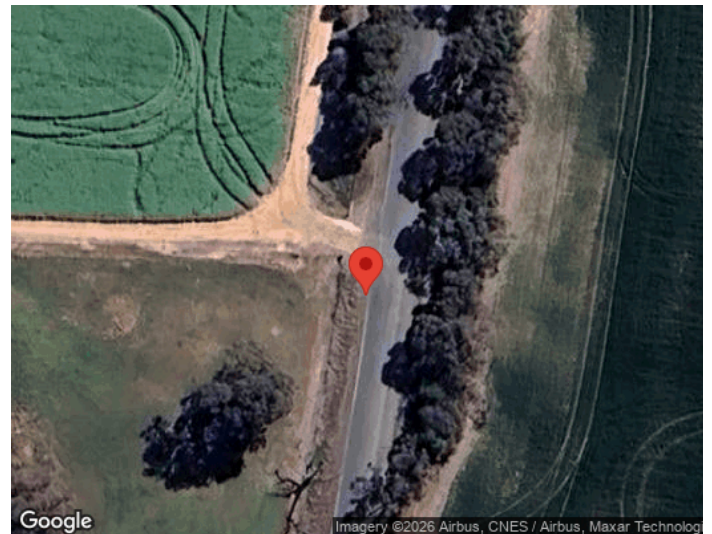
Patching and Gouging to Road at private entry

**Item 34**

ID: A035

Folder: Weeamera Rd Record type: Dilapidation Tags: Edge Break-up

Edge Break-up at private entry



Folder: Weeamera Rd Record type: Dilapidation Tags: Repairs, Cracking and movement – exposing road base

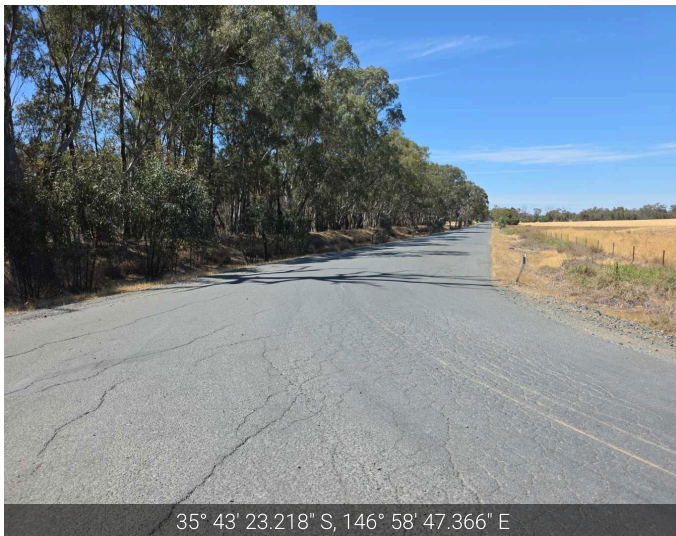
Repairs to Road

Cracking to Surface exposing roadbase



Folder: Weeamera Rd Record type: General

General view of entry to quarry



Folder: Weeamera Rd Record type: General Tags: Crack patterns running in all directions, Cracking To Road Surface

Cracking to Road Surface





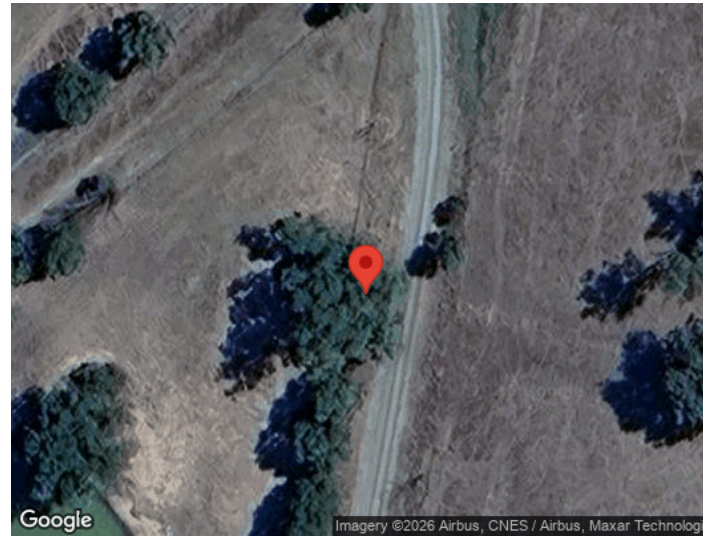


Folder: Weeamera Rd Record type: Dilapidation Tags: Damage To Signage

Damage to Road Markers



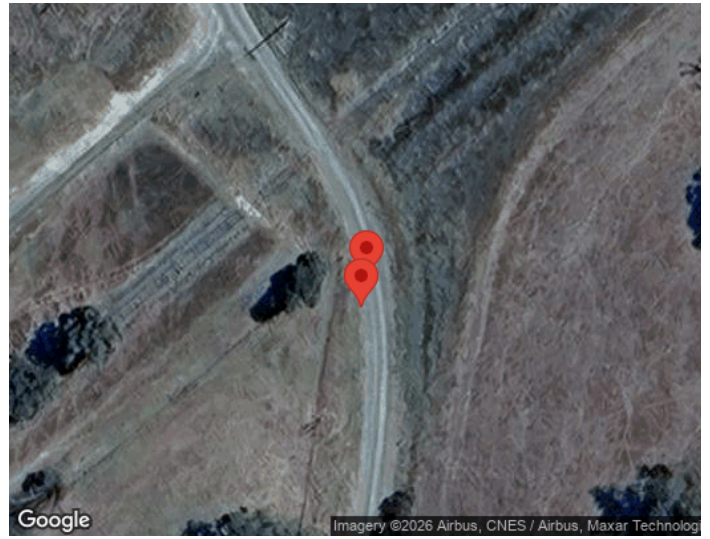
Folder: Weeamera Rd Record type: Dilapidation Tags: Damage To Signage
Missing Signage



Folder: Weeamera Rd Record type: Dilapidation Tags: Uneven Finish, Repairs

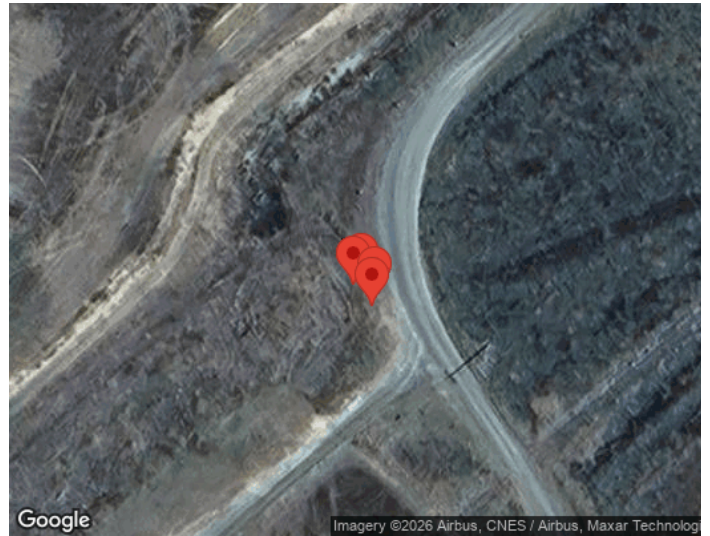
Repairs to Road

Uneven finish to Road



Folder: Weeamera Rd Record type: Dilapidation Tags: Cracking and movement – exposing road base

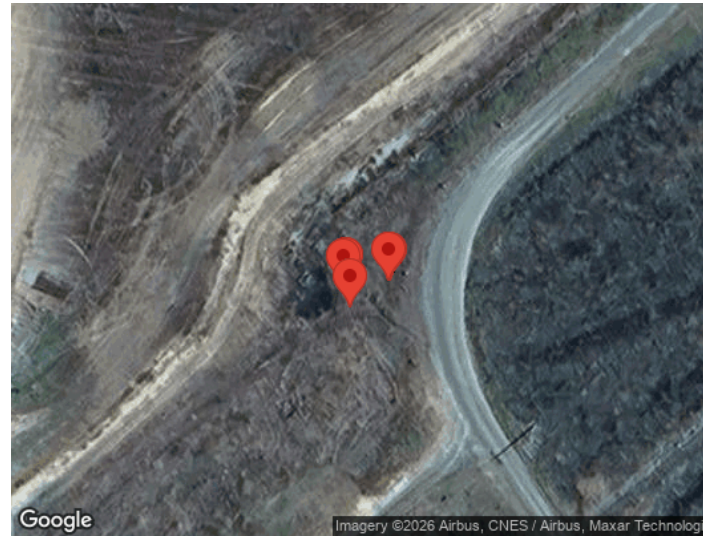
Damage to Road Surface exposing the Road Base





Folder: Weeamera Rd Record type: General

General view of Site Entrance





35° 42' 37.188" S, 146° 58' 53.983" E



35° 42' 37.188" S, 146° 58' 53.992" E

Item 43

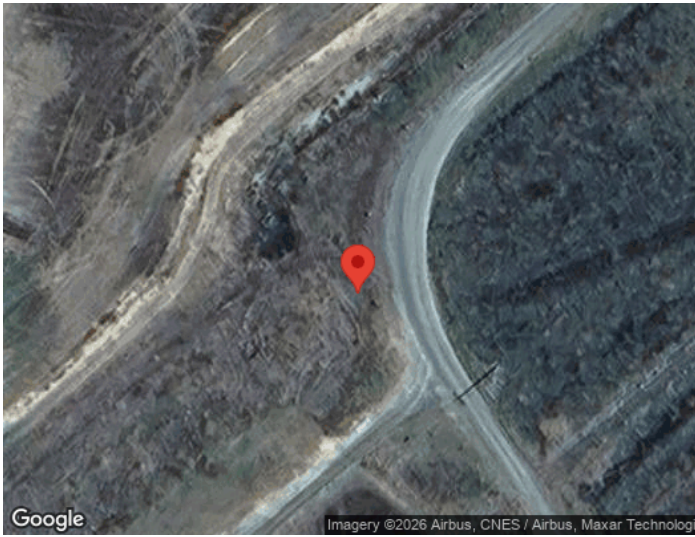
ID: A044

Folder: Weeamera Rd Record type: Dilapidation Tags: Damage To Signage

Damage to Signage



35° 42' 37.61" S, 146° 58' 54.034" E



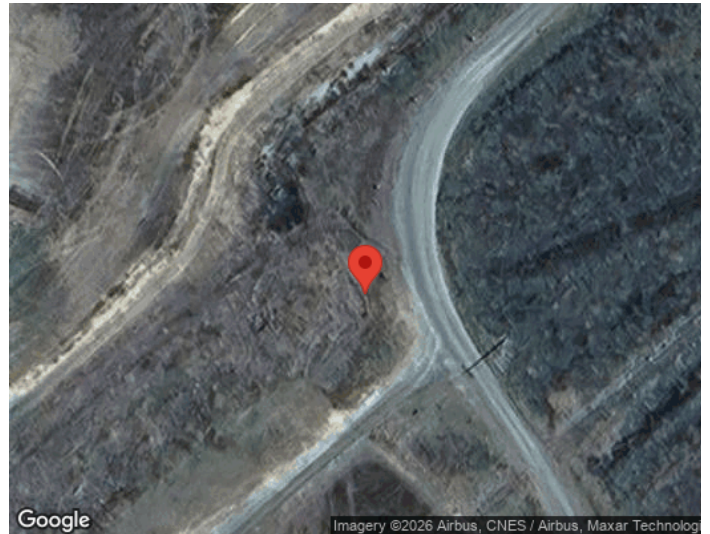
Google

Imagery ©2026 Airbus, CNES / Airbus, Maxar Technolog

Item 44

ID: A045

Folder: Weeamera Rd Record type: Dilapidation
Rubbish to edge of intersection upgrade of 2024/2025

**Item 45**

ID: A046

Folder: Benambra Rd Record type: Dilapidation Tags: Heaving of the road surface from heavy vehicle access, Repairs
Patching and Heaving to Road finish



Folder: Benambra Rd Record type: Dilapidation Tags: Repairs

Patching to Road Surface



Folder: Benambra Rd Record type: Dilapidation Tags: Repairs

Patching to Road Surface

Exposed Road Base



Folder: Benambra Rd Record type: Dilapidation Tags: Repairs

Patching to Road Surface

